

CHAPTER 3.2

CERTIFICATION FOR BUILDING CODE REVIEW

3.2.1 RELATED STATUTORY AUTHORITY

SC Code § 10-1-180 establishes the State Engineer as the Building Official for state construction.

3.2.2 DELEGATION OF BUILDING CODE ENFORCEMENT AUTHORITY

A. GENERAL

The State Engineer functions as the Building Official for state construction, including the enforcement of the codes and standards listed in Chapter 5. The International Building Code (IBC) authorizes the Building Official to delegate specific duties and responsibilities for enforcement of the provisions of the IBC to others and to establish policies and procedures related to this delegation of authority.

An Agency may request authority to self-perform reviews of the Agency's construction project drawings and specifications for conformance with the Building Code and regulations and standards set forth in Chapter 5 this Manual. An Agency may also request authority to self-perform code inspections of construction for compliance with those same standards. OSE will consider the Agency's project workload and the availability of sufficient and qualified employees that can be dedicated to the review and/or inspection process in evaluating such requests.

Agencies acting within their level(s) of building code review and/or inspection authority exercise the authority of the State Engineer, and accept the responsibilities implicit in that authority. Agencies should carefully review Chapter 1 of the International Building Code for more information regarding the duties, authority, and responsibilities of a building official.

B. CODE REVIEW DELEGATION REQUEST

Agencies must support their requests for authority to self-perform building code reviews of project drawings and specifications and/or building code inspections of construction with the following information:

1. The training and experience of the personnel that will perform the reviews showing they are sufficiently trained and experienced in the application of the building codes to design and construction;
2. Measures that the Agency will take to ensure that the in-house code reviewers will be allowed to apply and enforce the requirements of the building codes without influence or pressure from their supervisors or anyone in authority over them; and
3. A list of all books, codes, and manuals in the Agency's reference library showing that the code review staff have ready access to the applicable codes and standards listed in Chapter 5 of this Manual.

C. EMPLOYEE IN RESPONSIBLE CHARGE OF CODE COMPLIANCE

The employee that the Agency will place in responsible charge of building code compliance must be:

1. A South Carolina registered Architect with significant experience in building design and construction;
2. A South Carolina licensed Professional Engineer with significant experience in building design and construction;
3. An International Code Council Certified Building Official; or
4. An International Code Council Certified Building Code Official.

D. QUALIFICATIONS OF STAFF

For comprehensive review and/or inspection authority, the Agency's building code review staff, including the individual in responsible charge, should collectively possess the following qualifications:

1. SC registered Architect or ICC certified Building Code Official;
2. SC licensed professional Civil/Structural Engineer or ICC certified Building Code Official;
3. SC licensed professional Mechanical Engineer or both an ICC certified Mechanical Code Official and Plumbing Code Official;
4. SC licensed Electrical Engineer, or ICC certified Electrical Code Official.

E. OSE REVIEW

OSE will review the Agency's construction project execution practices and make delegation recommendations based on the following criteria:

1. Demonstrated need for the certification;
2. Evaluation of compliance with all of the applicable codes as outlined in Chapter 5; and
3. Qualifications of the staff assigned to the code review and enforcement process.

If after review of the Agency's request for delegated code review and/or inspection authority, OSE agrees to do so, OSE will send the Agency's lead reviewer a letter setting the extent of the delegation of authority. In no event will delegation be for longer than two years. The review staff's performance in this two-year period will be a major factor in determining whether to delegate code review and/or inspection authority for an additional two years. Failure to adequately perform will justify OSE in revoking delegated code review and/or inspection authority.